

**TOWN OF CHESTER  
PLANNING COMMISSION**

**July 6, 2015  
Minutes**

**PRESENT:** Tom Bock; Tom Hildreth; Claudio Veliz

**VISITORS:** Julie Hance, Michael Normyle

The meeting was called to order at 7:00 p.m. by Chairman Bock

1. APPROVAL OF THE MINUTES:

A motion was made by Claudio Veliz to approve the minutes of the June 15, 2015 Planning Commission Meeting with the following changes. Seconded by Tom Hildreth. The motion passed.

Citizen's Comment, add "be established" at the end of the first paragraph

2. REVIEW SIGN SECTION OF UNIFIED DEVELOPMENT BYLAWS:

Discussion ensued regarding the possibility of deciding square footage allowance based upon the size of the building frontage. Discussion also ensued regarding maintaining flexibility in the sign allowances for each district.

The existing sign language allows two signs, each of which may not exceed 24 square feet in size. Michael Normyle suggested language stating that one sign may exceed 24 square feet by up to 25% provided the total square footage of both signs remains at 48 square feet.

Following discussion, the Planning Commission agreed on the following:

Village Center District: Any Home Occupation may have a sign that does not exceed 6 square feet. The property owner can then select two of the following: One freestanding not to exceed 24 square feet, one wall sign no longer than 85% of the lineal frontage of the building occupied by the business and in no case shall exceed 24 square feet, or one projecting sign per business which may not project out from the building any further than 4 feet, the bottom of the projecting sign must be a minimum of 9 feet from the surface of the ground.

The Planning Commission agreed that they need to add a standard for projecting signs.

Residential Commercial District: Use the same language as Village Center District allowing 24 square feet.

Commercial/Industrial District: Use the same language as Village Center District allowing 24 square feet.

Stone Village: Use the same language as Village Center District allowing 24 square feet.

R20: Use the same language as Village Center District allowing 12 square feet.

R40: Use the same language as Village Center District allowing 12 square feet.

A3: Use the same language as Village Center District allowing 24 square feet.

R120: Use the same language as Village Center District allowing 24 square feet.

CR: Use the same language as Village Center District allowing 12 square feet.

Forest: Use the same language as Village Center District allowing 12 square feet.

Campaign signs should be changed to say “non-commercial campaign signs”

3. REVIEW UNIFIED DEVELOPMENT BYLAW CORRECTION:

The Planning Commission agreed to the following changes:

- Relocate 3.27 (F) New Sign Permit Required to be placed as 3.27 (B)
- A3 lot coverage change to 35%
- Arts and Entertainment definition – Add “sexually explicit adult oriented businesses”.

4. CITIZENS COMMENTS:

The Planning Commission discussed putting out a notice stating that the Planning Commission is seeking input from the community.

5. SET DATE FOR NEXT MEETING:

The next meeting was set for Monday, July 20, 2015 at 7:00 p.m.

6. ADJOURN:

A motion was made by Claudio Veliz to adjourn. Seconded by Tom Hildreth. There being no further business at this time, the meeting adjourned at 8:55.

Julie Hance  
Planning Director

Thomas Bock  
Chairman of the Planning  
Commission